NUEVA ANDALUCÍA

| bedrooms | bathrooms | built m² | terrace m² | plot m² |
|---|---|---|---|---|
| 5 | 5 | 339 | 61 | 1,023 |

## VILLA IN NUEVA ANDALUCÍA

Villa in the heart of Las Brisas, Nueva Andalucía In one of the most exclusive locations in Marbella, this property situated in the coveted setting of Las Brisas represents an excellent opportunity for those who wish to create a custom villa in the heart of the Costa del Sol. With a generous plot of 1,000 m² and a constructed area of approximately 400 m², this property offers the ideal space to carry out a comprehensive renovation project and transform its design into a modern, functional house adapted to current standards. The house, in its original state, has five bedrooms and five bathrooms, spacious, bright and well distributed rooms. The main living room, with direct access to the garden and pool area, allows to imagine a large open concept day area. The independent kitchen offers multiple possibilities to update it or even integrate it into the social space. The exterior features covered porch, green areas and a private pool that can become the heart of outdoor entertaining and relaxation. The basement is another added advantage, with enough space to install an entertainment area, gym, cinema room or even a separate guest apartment. The property also offers private parking at the main entrance. Located within walking distance to the best golf courses in the Golf Valley, just a few minutes from Puerto Banus and surrounded by restaurants, international schools and all kinds of amenities.

| community | garbage | ibi | price |
|---|---|---|---|
| --- | --- | --- | 1,600,000 € |